
Z-2206
R. GREGG SUTTER
WEATHERSFIELD PLANNED DEVELOPMENT, PHASE II
FINAL DETAILED PLANS
RESOLUTION PD 06-07

STAFF REPORT
27 April 2006

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BACKGROUND:

On 15 September 2004, APC, by a vote of 12-1, recommended approval of a reclassification from AW to PDRS for 67.678 acres of land straddling a tributary to the South Fork of Wildcat Creek, located on the east side of CR 800 E, ¼ mile north of its intersection with CR 200 S in Perry 33(SE) & 34(SW) 23-3. The Board of County Commissioners rezoned the site on 4 October 2004.

Petitioner will construct a large-lot rural subdivision comprised of 27 lots ranging in size from 1.5 to 4.79 acres with a common area. Phase I, approved 12 January 2005, consisted of 2 lots on the development's north side with access from CR 150 S. The 25 lots in phase II are physically separated from phase I by the tributary to the South Fork of Wildcat Creek and gain access from CR 800 E ¼ north of CR 200 S.

Phase II Final Detailed Plans consist of construction plans and final plat for the project. Drainage plans not required for phase I are included in the calculations for phase II and have been reviewed by the County Surveyor and accepted by the County Drainage Board. Petitioner is requesting permission to bond for common improvements that consist of: landscaping, private drive and picnic shelter.

STAFF RECOMMENDATION:

Approval of Resolution PD 06-07

RESOLUTION PD 06-07

WHEREAS Preliminary Plans for *Weathersfield Planned Development, Phase II*, are approved as part of Z-2206, with 11 conditions attached;

WHEREAS all conditions of approval have been met at this phase of development;

WHEREAS UZO 2-27-12-a-2 states that minor modifications approvable by the Administrative Officer “cannot include: any increase in residential **density**; any decrease in residential **density** of 10% or more; any change in **building** dimension or location other than within the defined building envelope; any change in **lot lines**; any change in landscaping other than substitution of species or redesign with the same materials; any alteration in the size and/or location of signage; any change in type of land **use**; any change in the alignment or intersection of **streets**; or any change in restrictive covenants, or horizontal property ownership and owners' association documents regarding these items”; and

WHEREAS the Area Plan Commission Staff finds these Final Detailed Plans to conform to the Approved Preliminary Planned Development as adopted and passed by the Board of County Commissioners on 4 October 2004; and

WHEREAS the developer for *Weathersfield Planned Development, Phase II* has requested permission to bond for common improvements;

NOW THEREFORE BE IT RESOLVED that the Area Plan Commission of Tippecanoe County, after Staff examination of the Final Detailed Plans submitted for *Weathersfield Planned Development, Phase II*, does hereby find them to conform to the Approved Preliminary Planned Development Z-2206 as adopted and passed by the Board of County Commissioners and does hereby grant permission to bond.

GARY W. SCHROEDER, PRESIDENT

SALLIE DELL FAHEY, SECRETARY

DATE

DATE

Ref. No.:

R. Gregg Sutter
Address

RE: Weathersfield Planned Development, Phase II

Dear R. Gregg Sutter:

On 3 May 2006, the Area Plan Commission of Tippecanoe County adopted PD 06-07, finding Final Detailed Plans for ***Weathersfield Planned Development, Phase II*** to conform to the Approved Preliminary Planned Development Z-2206 previously approved by the Board of County Commissioners; and granted permission to bond. A signed copy of that resolution is attached.

You will be eligible to record these Final Detailed Plans after you **provide surety for the common improvements. *Unless you record all or any part of your Final Detailed Plans within 30 days of its approval, that approval expires.*** A member of our staff will assist you in the recording process. Once this is done, we ask that you submit 1 set of the recorded Final Detailed Plans to the Tippecanoe County Building Permit Office prior to seeking an improvement location permit.

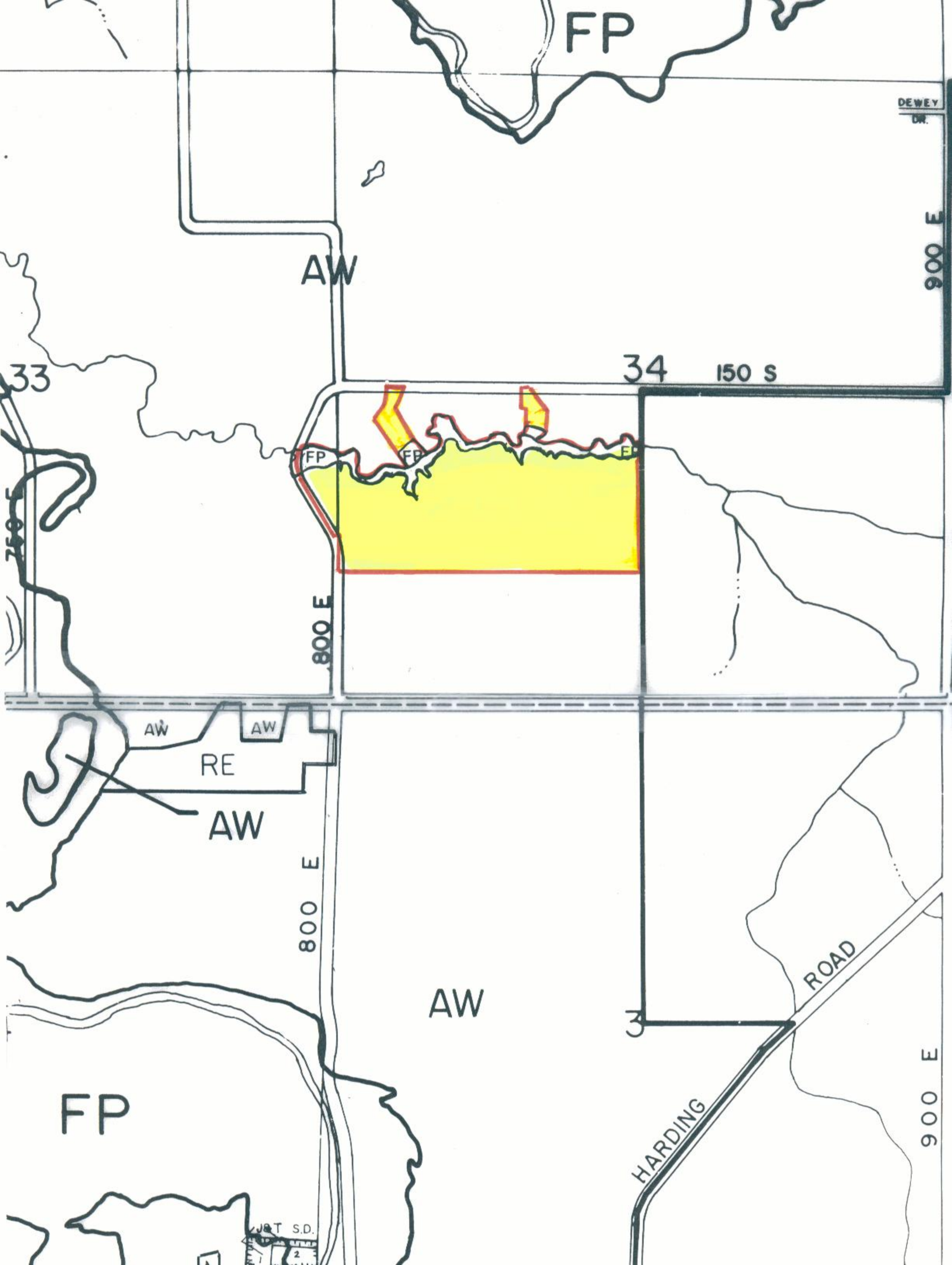
As always, we wish you good luck with your project.

Respectfully,

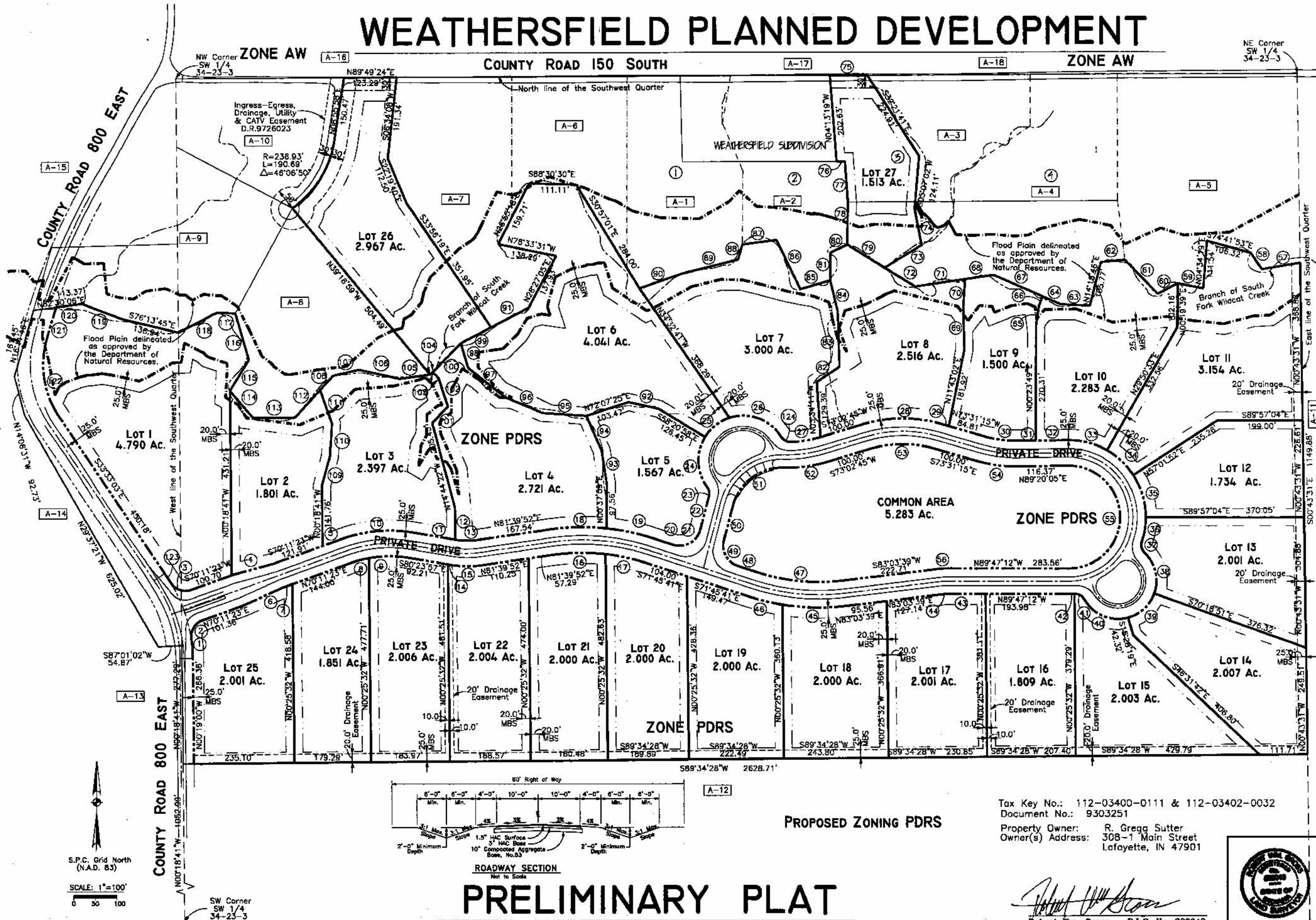
Margy C. Deverall
Assistant Director Area Plan Commission

MCD/lu

encl: PD 06-07
cc: R.W. Gross and Associates



WEATHERSFIELD PLANNED DEVELOPMENT



R. W. GROSS & ASSOCIATES, INC.

420 COLUMBIA STREET, SUITE 100
LAFAYETTE, INDIANA 47901-1300

PRELIMINARY PLAN

PHONE: (765) 742-0101
FAX: (765) 742-7223

Tax Key No.: 112-03400-0111 & 112-03402-0032
Document No.: 9303251
Property Owner: R. Gregg Sutter
Owner(s) Address: 308-1 Main Street
Lafayette, IN 47901

Robert Wm. Gross
Robert Wm. Gross, R.L.S. No. 880043



DATE	May 30, 2004
DRAWN BY	T.L. Parker
CHECKED BY	RWG
DATE	02-122-D-RSD